

Sec. 5.2500. (P.C.C.) PLANNED COMMUNITY CENTER.**Sec. 5.2501. Purpose.**

The purpose of the planned community center district is to provide for a larger variety of goods than is normally found in a typical neighborhood shopping center. It is further intended to provide for a group of shoppers' goods; personal, professional, repair, business and financial services. It is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity.

Sec. 5.2502. Approvals required.

- A. Any application for rezoning to P.C.C. shall be accompanied by a site plan which reflects all criteria of the P.C.C. district.
- B. No structure or building shall be built or remodeled upon land in the P.C.C. district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2503. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structure shall hereafter be erected, altered or enlarged for the following uses:

1. Business and professional services.
 - a. Business and professional office.
 - b. Hospital for animals including boarding and lodging provided that there are no open kennels maintained and provided all activities will be conducted in soundproof buildings.
 - c. Optician.
 - d. Studio for professional work or teaching of any form of commercial or fine arts.
 - e. Municipal uses.
 - f. Private and charter school having no room regularly used for housing or sleeping. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
 - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor

recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

- a. Dwelling units physically integrated with commercial establishments.

3. Retail sales.

- a. Antique store.
- b. Appliance store.
- c. Art gallery.
- d. Bakery.
- e. Bicycle store.
- f. Big box. Any single retail space (limited to permitted retail uses in this P.C.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
 - (1) Primary access is not on a local collector* street; and

Note: *At the request of the city the term residential has been changed to collector in this subsection.

(2) Residential zoned property is not located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Land Supplementary District.

Also See Sections 1.403 and 5.2503.B.

- g. Bookstore.
- h. Camera store.
- i. Candy store.
- j. Carpet and floor covering store.
- k. Clothing store.
- l. Craft shop conducted in conjunction with retail business.
- m. Drugstore.
- n. Electronic equipment store.
- o. Fabric store.
- p. Florist.
- q. Furniture store.
- r. Gift shop.
- s. Grocery store or supermarket.
- t. Hardware store.

- u. Hobby or toy store.
 - v. Home improvement store.
 - w. Ice cream store.
 - x. Import store.
 - y. Jewelry store.
 - z. Jr. department store.
 - aa. Liquor store.
 - bb. Music store.
 - cc. Pet shop.
 - dd. Restaurant or cafe, excluding drive-in and drive-through types.
 - ee. Sporting goods store.
 - ff. Stationery store.
 - gg. Swimming pool supply store.
 - hh. Variety store.
4. Services.
- a. Appliance repair.
 - b. Bank.
 - c. Barber or beauty shop.
 - d. Clothes cleaning agencies and laundromats.
 - e. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - f. Fitness studio.
 - g. Movie theater, indoor only.
 - h. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - i. Recyclable material collection center.
 - j. Shoe repair shop.
 - k. Travel agency.

B. Uses subject to conditional use permit.

- 1. Bars and cocktail lounges (see section 1.403 for criteria).
- 2. Big box. Any single retail space (limited to permitted retail uses in this P.C.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
 - a. Primary access is on a local residential street; or
 - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.

- 3. Community buildings and recreational facilities not publicly owned.
- 4. Gasoline service station (see section 1.403 for criteria).

5. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
6. Health studio.
7. Internalized community storage (see section 1.403 for criteria).
8. Live entertainment (see section 1.403 for criteria).
9. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
10. Seasonal art festival.
11. Public utility buildings, structures or appurtenances thereto for public service uses.

(Ord. No. 1971, § 1, 8-4-87; Ord. No. 2311, § 1, 8-21-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2676, § 1, 5-17-94; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3542, § 1, 12-9-03)

Editor's note: Section 1 of Ord. No. 1971, adopted Aug. 4, 1987, amended § 5.2503B by adding thereto a new subsection 4. Inasmuch as there already existed a subsection 4, the editor has redesignated the new provisions as § 5.2503B(5).

Sec. 5.2504. Property development standards.

The following property development standards shall apply to all land and buildings in the P.C.C. district:

A. Floor area ratio.

1. In no case shall the gross floor area of a structure exceed the amount equal to three-tenths multiplied by the net lot area in square feet.
2. In order to create a mixed-use atmosphere, residential development shall be allowed. The floor area devoted to residential use shall not be included in computing the floor area ratio.

B. Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by six (6) feet.

C. Open space requirement.

1. In no case shall the open space requirement be less than fifteen (15) percent of the total lot area for zero (0) to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
2. Planned community centers shall be oriented toward a courtyard, with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard shall be a minimum of one (1) percent of the net lot area.

a. Residential development shall be oriented toward said courtyard.

b. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.

D. Building height. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.

E. Density. Residential development in conjunction with commercial activity shall not exceed four (4) dwelling units per gross acre.

F. Yards.

1. Front Yard.

- a. A minimum of thirty-five (35) percent of the total open space requirement shall be provided as frontage open space to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1)

foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.

2. Side and Rear Yards. A side and rear yard of not less than eighty (80) feet shall be maintained where the property abuts any residential district or an alley adjacent to a residential district.

3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval or use permit.

G. *Property size.* The gross land area on which there is a P.C.C. development shall not be less than fifteen (15) acres and shall not exceed thirty (30) acres.

H. *Remodeling of existing shopping centers.* None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing shopping center.

(Ord. No. 2818, § 1, 10-17-95)

Sec. 5.2505. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Sec. 5.2506. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.